

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

April 12, 2007

KENDALLDEAN

5:30 p.m.

BOARD MINUTES

Present. David Chamberland, Paul Vadenais, Jane Biron, Scott Majeau, Steve Lindberg, John Perry, Edward Yazbak, and Paul Nordstrom.

Others Present: John Lahar, Robert Desrochers, Christine Bonas, Gary Ezovski, Paul Leclerc, Ron Fagnoli, Charles Roberts, Steve Hughes, David DeQuattro, Mathew Snethen, and Paul Choquette.

This meeting was called to order at 5:38 p.m. Following Roll Call by Jane Biron the minutes of the March 15, 2007, meeting was reviewed . Motion to approve was made by Stephen Lindberg and seconded by Paul Nordstrom. The committee unanimously approved the motion.

Payment of invoice #8 submitted by Gilbane in the amount of \$198,080.80 for construction management was presented. Mr. David Chamberland motion that approval of this payment should be

postponed due to the fact that not all correspondence was received prior to the meeting. This was seconded by Edward Yazbak. The committee unanimously approved the motion.

Payment for an invoice submitted by Joseph J. Reale, Jr., Ltd. in the amount of \$29.61 was motioned for approval by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion.

NEW BUSINESS

Prior to the beginning of this meeting a brief discussion was held with David Chamberland, Ron Fagnoli, Charles Roberts and Paul Leclerc. At this time Mr. Leclerc expressed his full support of the project, budget and the board's recommendations.

David Chamberland began the meeting with a request that an explanation why the meetings were delayed by two weeks. Ron Fagnoli explained the budget needed to be redefined. Some of the bids were received either too high or too low with nothing in the middle. Regarding the site work the low bidder did not meet the requirements. A reviewed of the site engineering did not mean that there was a change in material or outcome of the project. The project is still on time, under budget and is managed by a very good team of engineers.

A square foot analysis was presented by Ron Fagnoli. Westerly, Lincoln and North Smithfield was used in the comparison. While the square foot for Westerly was 150, Lincoln 140 and North Smithfield only 105 it is more costly per square feet in the North Smithfield project due to the fact that other spaces in the design were more costly to construct than classrooms. The site work came in higher due to the sewer design and the storage tanks for fire protection and water storage. Also, removal of unwanted material from the site was a factor.

A project budget status was presented. Edward Yazbak requested a revised cash flow chart for the next meeting, April 26, 2007. Ron Fagnoli agreed to supply a chart on a monthly basis.

A Guaranteed Maximum Price list was submitted by Gilbane. Some items were listed without prices. These items could change as alternates or some items were reduced by Gilbane to meet cost within the budget.

Recommendations: Ron Fagnoli asked the board to recommend to the Town Council the following motions:

#02A Sitework & Site Improvements - (caveats on hold) Fleet Construction - \$4,035.000 – Originally high bidder, but after redefining the budget they came in as low bidder. Motioned to accept Bid Pkg. #02A Sitework & Site Improvements as recommended by Gilbane was

made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved the motion except Jane Biron abstained.

#03A Concrete – Marguerite Concrete - \$1,200,650. Was previously approved but future changes can be made by a change order. Sidewalks might be changed from concrete to asphalt.

#04A Masonry – Costa Brothers - \$3,687.00 Can be handled as a change order to change the ground face block, but needs to be voted on to put it on as an alternate. Motioned to accept Bid Pkg. 04A Masonry as recommended by Gilbane was made by Edward Yazbak and seconded by John Perry. The committee unanimously approved the motion.

#05A Structural Steel – Canatal - \$1,195.000. Motion to accept Bid Pkg. 05A Structural Steel as recommended by Gilbane was made by Edward Yazbak and seconded by Scott Majeau. The committee unanimously approved the motion.

#06A General Trades – H. Carr - \$1,005,840 All small bid packages were grouped together. Motion to accept Bid Pkg. 06A General Trades as recommended by Gilbane was made by David Chamberland and seconded by Scott Majeau. The committee unanimously approved the motion.

#06B Millwork/Casework – Essex-Newbury - \$515,800 Motion to accept Bid Pkg. 06B Millwork/Casework as recommended by Gilbane was made by David Chamberland and seconded by John Perry. The committee unanimously approved the motion.

#07A Roofing – Eagle Cornice - \$329,235 This will be a white roof. Motion to accept Bid Pkg. 07A Roofing as recommended by Gilbane was made by Edward Yazbak and seconded by Scott Majeau. The committee unanimously approved the motion.

#08A Doors, Frames & Hardware – Columbus Door - \$246,300 For record copy only. Will revisit this item at the next meeting as requested by Stephen Lindberg.

#09A Drywall – Century Drywall - \$1,091,900 Motion to accept Bid Pkg. 09A Drywall as recommended by Gilbane was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion.

#09B Acoustical Tile Ceilings – American Acoustical - \$185,000 Motion to accept Bid Pkg. 09B Acoustical Tile Ceilings as recommended by Gilbane was made by Edward Yazbak and seconded by Scott Majeau. The committee unanimously approved the motion.

#09C Flooring, Ceramic Tile, Carpeting – Ruggieri Bros. - \$627,802

Motion to accept Bid Pkg. 09C Flooring, Ceramic Tile, Carpeting as recommended by Gilbane was made by Edward Yazbak and seconded by John Perry. The committee unanimously approved the motion.

#09D Painting – Color Concerpts - \$131,600 Motion to accept Bid Pkg. 09D Painting as recommended by Gilbane was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion.

#11A Food Service Equipment – May Foodservice - \$272,600 - Motion to accept Bid Pkg. 11A Food Service Equipment as recommended by Gilbane was made by David Chamberland and seconded by Stephen Lindberg. Mr. Lindberg asked about 11A-06 regarding counter change from stainless to laminate which can be revisited and also 11A-04 could be revisited. The committee unanimously approved the motion except Paul Nordstrom abstained.

#14A Elevator – Listed for record only. VE-14A-01 delete temporary operator. Motion to accept as recommended by Gilbane was made by Scott Majeau and seconded by John Perry. The committee unanimously approved the motion.

#15A Plumbing – Delta Mechanical \$983,400 – Motion to accept Bid Pkg. 15A Plumbing as recommended by Gilbane was made by David Chamberland and seconded by Scott Majeau. The committee

unanimously approved the motion. There was a brief discussion regarding roof drains.

#15B Fire Protection - AAA Sprinklers - \$596,775 – Motion to accept Bid Pkg. 15B Plumbing as recommended by Gilbane was made by David Chamberland and seconded by Scott Majeau. The committee unanimously approved the motion. There was a brief discussion regarding the coated steel tank.

#15C Mechanical (HVAC) – Delta Mechanical - \$2,969,000 – Items VE-15C-01, VE-15C-02 and VE-15C-03 are on hold – Items VE-15C-04 and Items VE-15C-05 as listed and Item VE-15C-06 as listed with possibility of additional savings increase. VE-15C-07 deleted – Motion to accept Bid Pkg. 15C Mechanical (HVAC) as recommended by Gilbane was made by David Chamberland and seconded by John Perry. The committee unanimously approved the motion.

#15D – Testing & Balancing – Delete – Motion to reject Bid Pkg. 15D as recommended by Gilbane was made by Scott Majeau and second by John Perry. The committee unanimously approved the motion.

#16A – Electrical & Communications – Wayne J. Griffin - \$1,998,293 – Items VE-16A-03 and VE-16A-06 only - Motion to accept Bid Pkg. 15D Electrical & Communications as recommended by Gilbane was made by Scott Majeau and seconded by David Chamberland. The committee unanimously approved the motion. There was a brief

discussion regarding new lighting for the football field and basketball court.

Ron Fagnoli stated the start of construction on the new parking lot will begin on April 23rd. Also, at that time construction will begin on the grounds for the new middle school. On Monday, April 23, 2007, the police have been requested to direct the traffic in regards to the new parking arrangements.

Matt Snethen informed the board that the new #1 well was drawing 10 gallons of water per minute, but the neighbor's well ran out of water. To solve this problem the neighbor's well might be drilled to 600' to match the new well. Also, during vacation week the high school will operate off of the water tank only.

The high school septic system is in the process of being tested. There is a possibility that it might have to be replaced. Discussion regarding the North Smithfield sewer system followed. This system is not expected to reach the high school complex any time soon.

The second issue of the newsletter to the community was reviewed. Motioned to accept the newsletter for publication was made by David Chamberland and seconded by Jane Biron. The committee unanimously approved the motion.

A discussion regarding the schedule for the groundbreaking of the

new middle school revealed that a May date would be possible.

The next meeting will be on April 26, 2007. The next Town Council meeting will be on

April 19, 2007, and all board members were invited to support the presentation of the above recommendations.

David Chamberland motioned to adjourn. The meeting adjourned at 7:43 p.m.